

TRANSFER  
TAX  
PAID

Doc # 2005016787  
Book 8456 Page 0061

38-22

**WARRANTY DEED**  
Maine Statutory Short Form

**Know all Persons by these Presents,**

**That We, Betty A. Tinker, also known as Betty Anne Tinker, and Richard N. Tinker,** of Waterville, State of Maine, for consideration paid, grant to:

**Joanne Nigro**

of Waterville, County of Kennebec, and State of Maine, whose mailing address is:

5 Collette Street, Waterville, Maine 04901, with **warranty covenants**, the land in

Waterville, County of Kennebec, and State of Maine, described as follows:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the City of Waterville, County of Kennebec, and State of Maine being more particularly described in Exhibit A attached hereto and made a part hereof.

Witness our hands and seals this 16th day of June, 2005.

Signed, Sealed and Delivered  
in the presence of

*Sandra J. Wood*  
*Sandra J. Wood*

*Betty A. Tinker*  
BETTY A. TINKER  
*Richard N. Tinker*  
RICHARD N. TINKER

State of Maine, County of Kennebec ss.

June 16, 2005



Then personally appeared before me the above named Betty A. Tinker and Richard N. Tinker and acknowledged the foregoing instrument to be their free act and deed.

*Sandra J. Wood*  
Attorney at Law/Notary Public  
Printed Name: \_\_\_\_\_

SANDRA J. WOOD  
Notary Public, Maine  
My Commission Expires January 9, 2008

②  
MIDWINTER TITLE CO.

38-2~

**EXHIBIT A**  
**5 Collette Street, Waterville, Maine**

A certain lot or parcel of land, together with the buildings thereon, situated in the City of Waterville, County of Kennebec and State of Maine and bounded and described as follows:

Being Lot No. Four (4) according to a plan of lots, known as Collette Heights, made for Thomas Pelkey and Laura Pelkey by Francis Armstrong, C.E., dated July, 1947, said plan being recorded in the Kennebec County Registry of Deeds in Plan Book 17, Page 27. Said lot is further described as follows, to wit:

Bounded easterly seventy (70) feet, southerly one hundred (100) feet, westerly seventy (70) feet and northerly one hundred (100) feet.

It is further agreed that no part of house or foundation shall be erected nearer than fifteen (15) feet from the street line and no house shall be more than a two family house and shall be restricted to cost not less than \$5,000.00. It is also agreed that no part of said premises shall be used for any commercial purposes of any kind whatsoever.

Being the same premises conveyed to Betty Anne Tinker by virtue of a warranty deed from Rita Y. Giguere and Clarence Giguere dated September 24, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3255, Page 275, subject to a life estate to the said Rita Y. Giguere and Clarence Giguere. Rita Y. Giguere and Clarence Giguere are deceased, extinguishing said life estate. Further reference is made to a warranty deed from Betty A. Tinker to the Grantors herein dated September 21, 1990 and recorded in said Registry of Deeds in Book 3808, Page 80.

Received Kennebec SS.  
06/17/2005 9:04AM  
# Pages 2 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS